

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 9, 2023**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

The City Council Meeting was called to order at 7:00 PM by Mayor Keough and was held at 3515 Broad St., Dexter, MI 48130.

B. ROLL CALL:

Sanam Aldag – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Dan Schlaff – Absent/Excused
Joe Semifero – Present
Mayor Shawn Keough – Present

Student Representatives:
Bonnie Keating – Present
Adam DiGregorio – Present

Also attending: Justin Breyer, City Manager and City Clerk; Michelle Aniol, Community Development Manager; Josh Tanghe, Assistant to the City Manager; Pamela Weber, Recording Secretary; David Gassen, Partners in Architect, PLC; residents; and media.

Attending remotely: Grace Whitney, Associate Planner; Marie Sherry, Finance Director/Treasurer/Assessor; Chief Doug Armstrong; and residents

C. APPROVAL OF THE MINUTES:

1. City Council Meeting – December 27, 2022

Motion Aldag; support Hubbard to approve the minutes of the December 27, 2022 Regular City Council Meeting.

Unanimous voice vote approval with Schlaff absent.

D. PRE-ARRANGED PARTICIPATION:

1. Bob Davis – WRRMA Attorney, WRRMA Trash/Recycling RFP

Mr. Breyer introduced WRRMA's attorney, Bob Davis, who attended this meeting to provide more information and answer questions regarding the process, goals and benefits of the proposed WRRMA RFP. WRRMA's primary goal is to reduce recycling contamination in its

member communities, providing for improved cost savings and protection of the environment.

Mr. Davis presented some of the benefits/goals such as route optimization and lower pricing due to communities banding together. Additionally, the Authority deals with the contractor rather than City staff as the contract lies between WRRMA and the service provider. Mr. Davis is gathering feedback from his meetings with communities such as Dexter and is incorporating feedback into updated contracts and discussions.

Discussion included:

- Dexter's contract for waste management expires in 2024 and there are three other communities (Ypsilanti, Pittsfield and Saline) that have contracts ending at roughly the same time. Scio Township is also a member of WRRMA;
- The need to have this reviewed by the City Attorney;
- The WRRMA contract does not include commercial pick-up;
- The process for backing out of the contract if desired;
- The method for collection of damages - money withheld in an escrow account;
- Whether or not service provider employees are background checked;
- Service provider choice;
- Pick-up day changes;
- Contract language about increasing costs related to other communities' growth;
- The option for cart sizes looks good;
- There is an opportunity to have more than one service provider in a community;
- Whether or not Dexter has any other contracts that involve subcontracts.

E. APPROVAL OF AGENDA:

Motion Griffin; support Hubbard to approve the agenda as presented.

Unanimous voice vote approval with Schlaff absent.

F. DECLARATION OF CONFLICTS OF INTEREST - None

G. PUBLIC HEARINGS - None

H. NON-ARRANGED PARTICIPATION:

Chet Hill, 7550 4th Street

Mr. Hill stated he was in attendance because of Council's decision to rename Horseshoe Park for Mr. Cousins. He said Mr. Cousins was an amazing person who deserves much more than that. Mr. Hill stated he hopes renaming the park is not the end of honoring Mr. Cousins.

Jonathon Cousins, 7648 Forest Street

Mr. Cousins stated he is Paul Cousin's son and while Paul loved the park because it was called First St. Park and there is no First Street, Paul's family does not want anything named after him if that is the only tribute.

I. COMMUNICATIONS:

1. Upcoming Meeting List – No comments
2. Letter from Carlisle-Wortman – No comments

J. REPORTS:

1. Public Services Superintendent – Tim Stewart

Mr. Stewart provided his written two-week report as per packet. Mr. Stewart provided the following update:

- Started on the iron pond, taking the slurry to the dump. It is a muddy mess;
- Working on water and sewer installation at the new house on 3rd across from the church

2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet. Ms. Aniol had the following updates:

- The 2nd Street Sub-Area Plan is being delayed until the next master plan update. The Planning Commission decided to wait until then to examine 2nd Street land uses and building types.
The Adair property on 2nd Street did sell. The City has no information that the new owners are going to do anything different with the property;
- The Mill Creek Brewery is looking into incorporating their proposed restaurant/micro-brewery and bike rental uses into the 3045 Broad Street redevelopment project;
- On December 28, 2022, the Governor signed into law the Residential Housing Facilities Act (PA 227 of 2022). This new Act allows a city, township, or village to establish one or more residential housing districts. An owner of rental housing property rehabilitated or newly built in a residential housing district could receive a tax abatement (up to 12 years) on the property, if certain requirements were met;
- A new custom jewelry store will be opening in the old Hotel Hickman retail store in the next two months or so;
- The city has applied for a \$33,900 Environmental Assessment Grant from the Washtenaw County Brownfield Authority (WC BRA) for Phase II, BEA and Due Care Activities associated with the five parcels that make up the 3045 Broad Street Redevelopment Area. The next meeting between the 3045 Broad Street Committee and Common Sail is Tuesday, January 24th;
- The DDA committee is anticipated to review RFPs Friday morning at 8:00 a.m.;
- Regarding the Subdivision Ordinance Amendment and the Zoning Ordinance, Ms. Aniol is trying to schedule a meeting in February. Please send any questions to her. She will sit down with the Mayor. There are no changes happening behind the scenes. Mayor Keough would like to answer questions from the residents that spoke up at the Planning Commission event

3. Board, Commission, & Other Reports - “Bi-annual or as needed”
4. Subcommittee Reports –

- CAPT/ DART is doing some modernization with their schedule. Across jurisdictional boundaries, everyone seems to be interested in trails and Trail Towns and a more robust infrastructure to support those activities.

5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following update:

- Mr. Breyer is reviewing letters he received from students related to a school assignment;
- The newsletter is ready. We are minimizing additional submissions for “What We Love About Dexter” as there are over 100 already. The interest level is very good however, it is a bit more than the committee can handle;
- The Hotel Hickman business did sell. There is a new contract, which Council needs to review again due to language in the contract related to sublease approval;
- Substantial completion of the new City Hall is the expected to be the end of January. The move will be mid to late February. Staff have started boxing up non-essential items. The elevator is almost done, painting is being completed and the countertops are in;
- A question was asked about Council Rules related to amending a previous meeting’s motion and the desire to add a consideration to do so under M.3. of today’s agenda;
- Councilmember Aldag thanked Mr. Breyer for notifying everyone of her name change so quickly

Motion Griffin; support Michels to amend the agenda to add item M.3.: Consideration of reconsidering the renaming of First Street Park to Paul Cousins Park.

Ayes: Aldag, Semifero, Michels, Hubbard, Griffin, Keough

Nays: None

Absent: Schlaff

Motion Carries

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following update:

- The following dates are being proposed for City Council goal setting sessions – City Council is being asked to confirm availability and reserve these dates/times:
 - February 4, 2023 from 9 am to noon (Saturday) – alternate date could be February 11th

- March 4, 2023 from 9 am to noon (Saturday) – alternate date could be March 11th;
- Recommendations for reappointments to committees is on today's consent agenda

7. Council Member Reports - None

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$158,898.00
2. Consideration of: Setting Dates for the Board of Review's March, July, and December Meetings
3. Consideration of: Appointments to Boards and Committees

Motion Hubbard; support Aldag to approve items 1 through 3 of the Consent Agenda.

Ayes: Hubbard, Griffin, Michels, Aldag, Semifero, Keough

Nays: None

Absent: Schlaff

Motion Carries

L. UNFINISHED BUSINESS-Consideration and Discussion of:

1. Discussion/Consideration of: City Council Rules

Motion Semifero; support Aldag to change the Order of Business on the agenda as follows: move "Non-Arranged Participation" and "Declaration of Conflicts of Interest" before "Approval of the Agenda". Add "Proposed Agenda Items" before "Adjournment".

Ayes: Semifero, Hubbard, Aldag, Griffin, Keough

Nays: Michels

Absent: Schlaff

Motion Carries

Discussion included:

- The rationale behind moving the above items is to not interrupt the meeting flow;
- Agreement with the changes proposed in the above motion;
- Having "Conflict of Interest" before "Approval of the Agenda" may lead to a conflict of interest that comes up after the agenda has been approved;
- "Pre-Arranged Participation" seems to be utilized for staff invited businesses, etc. to engage with Council. It seems like an unfair standard for random residents who ask to speak. They do not get time to engage with the body in the same manner as those invited by Staff. Would like to see that changed by the Chair;
- Opinions both in favor of and not in favor of a "Proposed Agenda Item" addition to the agenda;

- Should we have a work session on City Council Rules to have more time for discussion;
- Suggest approving the changes listed and then working out the more complex items during a work session

Motion Michels, support Griffin to amend the motion above to add “Council Member Reports” back in and to relocate “Council Comments” to after “Non-Arranged Participation”.

Ayes: Michels, Griffin, Hubbard, Aldag, Semifero, Keough

Nays: None

Absent: Schlaff

Motion Carries

M. NEW BUSINESS-Consideration and Discussion of:

1. Discussion of: Public Safety Facilities

Mr. Breyer gave a brief introduction on the topic. He stated he had a good discussion with Architect David Gassen and DAFD Chief Armstrong in December. Mr. Gassen was present to continue the conversation this evening.

Discussion included:

- Is there value in having another public meeting about this as it was discussed at the open meeting;
- Is our next step deciding the location;
- When to issue the bond, 2023 or 2024. For millage collection this year the decision must be made by the first meeting in February;
- Dexter Township did a delay and it caused other issues; preference is to get started;
- We have three years to spend it. We can refinance the bond after a period of time;
- Have reviewed the pro/con chart (June 27th work session packet page 5) and based on the information presented, will vote for the MAV site;
- Will not vote without all Councilmembers present;
- Would like an overlay of the site with an aerial especially for the downtown site, to show the big changes that would happen;
- Have concerns about runs coming back through town from the MAV site. Would like to see historic run information to understanding the potential impact.
 - 80% plus are medical runs and we use the big trucks. An ambulance is being purchased by the DAFD in the next year which will reduce big truck use;
 - The most vulnerable structures and residents are in town;
 - Do not anticipate the need for a larger fire station given the census and the other available sub stations;
 - Shared runs primarily involve issues on the trail, in a school or at the station;
 - A signal at the station was considered to prevent issues with ingress and egress of vehicles;
 - Would like Chief Armstrong’s input about run projections from the MAV site;

- Must look at ceiling heights in the current building due to OSHA clearance requirements related to safety of workers on top of the trucks

2. Consideration of: Board of Review Hardship Guidelines

Motion Michels to accept the Board of Review recommendation to maintain the 2022 guidelines with the exception of increasing the exemption multiplier to 2.5 times the federal poverty level.

Motion fails due to lack of second.

Motion Semifero; support Hubbard to accept The Board of Review recommendation to maintain the 2022 guidelines with the exception of the updated income guidelines listed in the SECTION V. POVERTY CHART on page 119 of the packet.

Ayes: Aldag, Hubbard, Griffin, Semifero, Keough

Nays: Michels

Absent: Schlaff

Motion Carries

3. Consideration of reconsidering the renaming of First Street Park to Paul Cousins Park

Motion Hubbard; support Michels to reconsider the renaming of First Street Park to Paul Cousins Park.

Ayes: Michels, Semifero, Hubbard, Aldag, Griffin

Nays: Keough

Motion Carries

Motion Michels; support Griffin to postpone the renaming of First Street Park to Paul Cousins Park to allow time to meet with the family.

Ayes: Michels, Semifero, Hubbard, Aldag, Griffin, Keough

Nays: None

Absent: Schlaff

Motion Carries

N. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

Keating: I appreciate the information on what to and what not to recycle and just a reminder to please wash the recycling so you don't contaminate the load.

DiGregorio: None

Griffin: None

Hubbard: I do not want to appear wishy-washy either, but I have to respect Paul's family. We just got our trash and recycling carts. Do carts get recycled if we change providers?

Aldag: None
Michels: I usually explain why I vote no. If anyone has questions, please contact me.
Semifero: None
Schlaff: Absent

O. NON-ARRANGED PARTICIPATION –

Raymond Tell, 3539 Hudson

Mr. Tell shared comments on the poverty level increase and Mr. Cousins's son's feedback to Council. He asked about the City's percentage of the DAFD budget and complimented Council on doing a fine job.

P. ADJOURNMENT

Motion Griffin; support Hubbard to adjourn the meeting at 9:23 PM.

Unanimous voice vote approval with Schlaff absent.

Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____